

M E M O R A N D U M

TO: Boston Redevelopment Authority
FROM: Francis X. Cuddy, Development Administrator
DATE: November 16, 1967
SUBJECT: ZONING REFERRALS - ADDENDUM

Re: Petition No. Z-964
Ecumenical Center in Roxbury, Inc.
75 Crawford Street, Roxbury

Petitioner seeks an off-street parking variance to convert a one-family dwelling to a community center house in a Residential (R-.8) district. The center will temporarily occupy the structure for offices and meeting rooms until its new building is erected. Twelve of twenty six parking spaces are provided and the Washington Park staff recommends the remainder be provided on land directly opposite the site now owned by the Authority at Humboldt Avenue and Crawford Street. Recommend the variance be granted.

VOTED: That in connection with Petition No. Z-964, brought by Ecumenical Center in Roxbury, for an off-street parking variance to convert a one family dwelling to a community center house in a Residential (R-.8) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The center will provide a beneficial service to the immediate and surrounding neighborhood.

Re: Petition No. Z-966
Robert A. & Shiela Feeney
30 Carlson Road, Hyde Park

Petitioner seeks a variance of insufficient rear yard to erect a one-story addition in a single family (S-.3) district. The dwelling is located at the Hyde Park-Milton line. The expansion is to be used as a family room and will not adversely affect the immediate abutters or the surrounding neighborhood.

Zoning Referrals - Addendum
November 16, 1967
Page 2

VOTED: That in connection with Petition No. Z-966, brought by Robert A. & Shiela Feeney, 30 Carlson Road, Hyde Park, for a variance of insufficient rear yard to erect a one-story addition in a Single Family (S-.3) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The proposal is reasonable and will not adversely affect the immediate neighborhood.

Re: Petition No. Z-967
Maurice M. Galer
94-96 Hemenway Street, Boston

Petitioner seeks an extension of a non-conforming use and three dimensional variances to erect a one story and basement addition to retail stores in an Apartment (H-3) district. The structure is situated at the corner of Westland Avenue and the proposal would expand a laundromat and a sandwich shop on the Avenue side. The Fenway staff reports opposition. The existing facade would be extended and the width of the sidewalk reduced. The proposal as submitted does not conform with the Project rehabilitation objectives. Denial is recommended.

VOTED: That in connection with Petition No. Z-967, brought by Maurice M. Galer, 94-96 Hemenway Street, Boston, for an extension of a non-conforming use and three dimensional variances to erect a one story and basement addition to retail stores in an Apartment (H-3) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal as submitted does not conform to the rehabilitation objectives of the Fenway Urban Renewal Plan.

Re: Petition No. Z-970
Anthony J. Caiewski
88 Needham Road, Hyde Park

Petitioner seeks a variance of insufficient rear yard to erect a one story addition to a two story dwelling in a Residential (R-.5) district. Hardship exists in that petitioner's daughter needs additional living space for a large family. The violation is minimal and no objection is recommended.

Zoning Referrals - Addendum
November 16, 1967
Page 3

VOTED: That in connection with Petition No. Z-970, brought by Anthony J. Caiewski, 88 Needham Road, Hyde Park, for a variance of insufficient rear yard to erect a one story addition to a two story dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variance. The violation is minimal and will not adversely affect the area.

Re: Petition No. Z-971
Polcari's Inc.
283 Causeway Street, Boston

Petitioner seeks variances of insufficient rear yard and off street parking to erect a one story addition to a restaurant in a Light Manufacturing (M-2) district. The proposal is intended to enlarge the kitchen area. Transportation Department reports the small addition will not significantly increase existing parking demands. Approval is recommended.

VOTED: That in connection with Petition No. Z-971, brought by Polcari's Inc., 283 Causeway Street, Boston, for two variances to erect a one story addition to a restaurant in a Light Manufacturing (M-2) district, the Boston Redevelopment Authority has no objection to the granting of the variances. This minor addition will not significantly affect existing parking demands.

Re: Petition No. Z-972 -973
Kheirallah K. Aghassi
539-541 Washington Street, Brighton

Petitioner seeks three dimensional variances per building to change occupancy from two three-family dwellings to two lodging houses and three family dwellings in a Local Business (L-.5) district. The buildings, located east of Oak Square, would each accommodate eight lodgers. Lodging Houses are permitted in this zoning district, however, in view of the serious open space violation, a reduced occupancy would be more appropriate. Recommend denial as submitted.

Zoning Referrals - Addendum
November 16, 1967
Page 4

VOTED: That in connection with Petition No. Z-972-973, brought by Kheirallah K. Aghassi, 539-541 Washington Street, Brighton, for three dimensional variances to change occupancy of two three-family dwellings to lodging houses and three families in a Local Business (L-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. Open space is seriously violated by the proposal as submitted. A reduction in the number of lodgers would be more appropriate.

Re: Petition No. Z-974
Mobil Oil Corporation
262-264 Neponset Valley Parkway,
Hyde Park

Petitioner seeks an extension of a non-conforming use and three variances to erect a two bay lubricitorium service station and a high rise identification sign in a single family (S-.5) district. A service station has existed at the site for many years. The present structure will be replaced with a modern facility. Petitioner states the 80 foot high sign is necessary because of the high-rise apartments recently erected in this area.
Recommend no objection to the use but a reduction in the height of sign.

VOTED: That in connection with Petition No. Z-974, brought by Mobil Oil Corporation, 262-264 Neponset Valley Parkway, Hyde Park, for an extension of a non conforming use and three variances to erect a two bay lubricitorium service station and a high rise identification sign in a Single Family (S-.5) district, the Boston Redevelopment Authority has no objection to the granting of the modernized service facility. However, the Authority objects to the 80 foot height of the identification sign which would be incompatible with this Residential area. A substantial reduction would not be detrimental to the operation of the facility.

Re: Petition No. Z-975
Barnett & Edith Feldstein
852 Beacon Street, Boston

Petitioner seeks a forbidden use and a sign variance to convert ten apartments to nine apartments and a real estate office in an Apartment (H-2) district. Many similar, as well as other commercial, uses exist in the surrounding area. The Fenway Project Director reports no objection to the use but states the sign should not exceed requirements of the district. Recommend approval of the use and denial of the sign as submitted.

Zoning Referrals - Addendum
November 16, 1967
Page 5

VOTED: That in connection with Petition No. Z-975, brought by Barnett & Edith Feldstein, 852 Beacon Street, Boston, for a forbidden use and a sign variance to convert ten apartments to nine apartments and a real estate office in an Apartment (H-2) district, the Boston Redevelopment Authority has no objection to the use. The sign, however, should conform to code requirements of signs for this district.

Re: Petition No. Z-976
Charles Talanian
39 Fairfield Street, Boston

Petitioner seeks two dimensional variances and insufficient off-street parking to erect a three story addition to stores, offices and apartments in a General Business (B-4) district. A sandwich shop, gift shop, architect's office, and four apartments presently occupy the structure. The Back Bay Project Director and Transportation Department report opposition. The proposal would further intensify the severe shortage of parking facilities existing in the area. Recommend denial.

VOTED: That in connection with Petition No. Z-976, brought by Charles Talanian, 39 Fairfield Street, Boston, for two dimensional variances and insufficient off street parking to erect a three story addition to stores, offices and apartments in a General Business (B-4) district, the Boston Redevelopment Authority is opposed to the granting of the variance. The proposal would only intensify the severe shortage of parking facilities already existing in the area.

Re: Petition No. Z-977
Albert M. Yurof
329 Wood Avenue, Hyde Park

Petitioner seeks a forbidden use and off street parking variance to erect a one story machine shop in a Local Business (L-.5) district. Transportation Department anticipates no traffic problems. However, the property abuts a three family dwelling and would have a detrimental affect on this and the surrounding residential (R-.5) district. Recommend disapproval.

Zoning Referrals - Addendum
November 16, 1967
Page 6

VOTED: That in Connection with Petition No. Z-977, brought by Albert M. Yurof, 329 Wood Avenue, Hyde Park, for a forbidden use and off-street parking variance to erect a one story machine shop in a Local Business (L-.5) district, the Boston Redevelopment Authority is opposed to the granting of the variances. The proposal would have a detrimental affect on the abutters three family dwelling and the surrounding Residential (R-.5) area.

Re: Petition No. Z-978
Douglas & Lillian Watson
4-6 Humphreys Street, Dorchester

Petitioner seeks a forbidden use to convert a community garage to a three car retail shop garage in a Local Business (L-.5) district. Dwellings exist on both sides of the property and the proposal is incompatible with the adjacent Residential area. A similar petition was denied by the Board of Appeal, in 1966, and the Authority concurred with the decision. Denial is again recommended.

VOTED: That in connection with Petition No. Z-978, brought by Douglas & Lillian Watson, 4-6 Humphreys Street, Dorchester, for a forbidden use to convert a community garage to a three car repair shop garage in a Local Business (L-.5) district, the Boston Redevelopment Authority is opposed to the granting of the proposal as it will adversely affect abutting dwellings and is incompatible with the surrounding Residential areas.

Re: Petition No. Z-979
Rand & Company Inc.
205 West Second Street
South Boston

Petitioner seeks four variances to erect a one story storage shed in a Light Manufacturing (M-1) district. Violations consist of insufficient front and rear yards, traffic visibility across corner, and insufficient off street parking. The property is located at the corner of "C" Street. Transportation Department reports objection. The corner visibility violation is a serious hazard to traffic. The Authority objected to a similar petition, in February of 1967, and the Board of Appeal concurred. Denial is again recommended.

Zoning Referrals - Addendum

November 16, 1967

Page 7

VOTED: That in connection with Petition No. Z-979, brought by Rand and Company, Inc., 205 West Second Street, South Boston, for four variances to erect a one story storage shed in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority is opposed to the granting of the petition. No attempt has been made by the petitioner to meet the corner traffic visibility requirement, which creates a serious traffic hazard.

Re: Petition No. Z-980
Star Properties of Dorchester, Inc.
109-113 River Street, Dorchester

Petitioner seeks a forbidden use and two yard variances to both lots for parking of cars in a Residential (R-.5) district. The properties would be used for the overflow parking of the Star Market shoppers across the street. The proposal is an unreasonable use of land and an infringement on this residential area. Recommend denial.

VOTED: That in connection with Petition No. Z-980, brought by Star Properties of Dorchester, Inc. 109-113 River Street, Dorchester, for a forbidden use and two yard variances to use both lots for parking of cars in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. This proposal is an unreasonable use of land and an infringement on this residential area.

Re: Petition No. Z-965
Frederic P. & Theresa A. Shaw
1440 VFW Parkway, West Roxbury

Petitioner seeks an extension of a non-conforming use and five variances to erect a one-story addition to a Glass Company building in a Single Family (S-.5) district. The site is located a few hundred feet east of Spring Street. Transportation Department reports no traffic problem. The extension, however, exceeds the existing non-conforming use approximately 50% in area and adversely affects the abutting residential property at 31 Oakmere Street. Denial is recommended.

Zoning Referrals - Addendum

November 16, 1967

Page 8

VOTED: That in connection with Petition No. Z-965 brought by Frederic P. & Theresa A. Shaw, 1440 VFW Parkway, West Roxbury, for an extension of a non-conforming use and five variances to erect a one-story addition to a Glass Company building in a Single Family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the variances. The proposal exceeds the existing non-conformances in area by approximately 50% and adversely affects the abutting residential property.